



MINUTES FOR THE MEETING OF MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 17TH DECEMBER 2024 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

138/24 PRESENT:

Cllrs Adam, Boswell, Gibson, Newton, Rabot, Tippen and Turner (in the Chair) were present. Two members of the public and the Clerk were also in attendance.

139/24 APOLOGIES:

Cllr Dobinson had given his apologies. Apologies were also received from Cllr Goda.

140/24 APPROVAL OF PREVIOUS MINUTES:

Cllrs received and agreed the minutes of the meeting held on 19th November 2024. These were duly signed by the Chairman.

141/24 CLLR INFORMATION

Declarations of Interest

Cllr Turner declared an interest as the Agent for application 24/504964/AGRIC – Land South of River Beult near Hertsfield Farm, is a working partner.

It was minuted that application 24/505087/TCA was for Marden Parish Council.

Granting of Dispensation

There were no requests for dispensation.

142/24 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public were in attendance for item 143/24 planning application 24/504964/AGRIC. The Chairman, with all Cllrs agreement, proposed that this item be brought forward.

143/24 PLANNING APPLICATIONS WITHIN MARDEN PARISH

OTHER APPLICATIONS

24/504964/AGRIC – Land South of River Beult near Hertsfield Farm, Staplehurst Road, Marden

Prior notification for the erection of a steel framed agricultural building with concrete lower walls and Yorkshire boarded uppers. For its prior approval to siting, design and external appearance.

The two members of the public spoke on this application and the concerns they had regarding work currently being undertaken on the land.

Following this Cllrs discussed the application.

Although MPC had no firm evidence contrary to any of the facts in the agent's statement they felt that test (d) on page 4 of the statement was untrue due to the tipping of ungraded waste which does not give the intention of growing grass for hay etc for the equestrian market.

Cllrs therefore believe it fails this test and wish to see a full planning application be submitted.

Information has been brought to the PC that illegal dumping has taken place on land adjacent to SSSI and the raising of the land has had a severe impact on flood zone 3b. MBC Enforcement are aware of this.

8.13pm Members of the public left the meeting.

LISTED BUILDING CONSENT24/504917/LBC – Mountain Farmhouse, Marden Road, Marden

Listed Building Consent for replacement of ground to first floor staircase within outshot 1, removal of plasterboard to ceilings and replacement with breathable wood fibre insulated panels and lime plaster, and removal of concrete floor and porcelain tiles and replacement with breathable limecrete floor and underfloor heating (works started).

No objection subject to the agreement of the Conservation Officer.

OTHER APPLICATIONS24/504835/TCA – Marden Medical Centre, Church Green, Marden

Conservation area notification to remove three Fruit trees and one Hawthorn. Reduce one Maple to a height of 8m. Reduce one cherry to a height of 8m and cut back limbs overhanging the highway back to the boundary.

Cllrs raised no objection as MPC understand the need to remove the trees due the structural damage as indicated in the report but would wish to see some or all replaced with suitable species in a more appropriate location.

24/504964/AGRIC – Land South of River Beult near Hertsfield Farm, Staplehurst Road, Marden

Prior notification for the erection of a steel framed agricultural building with concrete lower walls and Yorkshire boarded uppers. For its prior approval to siting, design and external appearance.

Discussed above.

24/504948/NMAMD – Oakhurst, Stilebridge Lane, Marden

Non-Material Amendment to 22/504241/FULL: Section 73 application for variation of condition 3 (change from timber cladding to composite wood) and condition 21 (ecological enhancements moved from caravans to wider site) pursuant to 19/500271/FULL for the change of use of land for the stationing of 18 holiday caravans with associated works including laying of hard standing and bin store – to widen and relocate vehicular access only (now 10.5m wide instead of 6m and located 9.5m from boundary to south instead of 8m) as well as to provide details of the external lighting scheme.

Noted

24/505087/TCA – 1 Napoleon Drive, Marden

Conservation area notification: T1 Horse Chestnut, reduce South West stem by 4m back to suitable growth point (clear stem from BT cable); T2 Oak, remove major deadwood; T4 Silver Birch, lift to 3m and prune overhang by 2m over play park, formative prune (for safety and maintenance); T5 Ash, reduce property side by 3m.

This is an application made on behalf of Marden Parish Council for trees on Rookery Path – application address is incorrect and documents should also include Tree Preservation Order: company resubmitting.

144/24 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No planning applications were received which were outside of Marden Parish.

145/24 MBC DECISIONS & APPEALS**Decisions**

Cllrs received the following MBC Decisions on Marden planning applications:

24/504424/FULL – Units 6 and 15 Wheelbarrow Industrial Estate, Pattenden Lane, Marden

Change of use from use class (B2) general industrial to a flexible business use (class e(g), B2 and B8 uses).

MPC: No objection

MBC: Granted

24/504374/FULL – Unit 2, Wheelbarrow Park Estate, Pattenden Lane, Marden

Erection of a single storey rear extension to existing industrial unit (Use Class B2)

MPC: Noted

MBC: Granted

24/503942/FULL – Holly Cottage, Maidstone Road, Marden

Erection of a two storey extension with front and rear dormers and single storey rear extension and internal alterations.

MPC: Comments / Refused but not to go to Committee

MBC: Granted

24/504342/ENVSCR – Land West of Pattenden Lane, Marden

EIA Screening Opinion in relation to the installation and operation of ground mounted solar PV energy generation (export capacity of up to 20MW) with all associated works, equipment and infrastructure.

MPC: Noted

MBC: EIA not required

24/503519/SUB – Reeves Cottage, Battle Lane, Marden

Submission of details pursuant to condition 4 – External Joinery Details subject to 24/500846/LBC

MPC: Noted

MBC: Approved

24/504021/FULL – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Installation of 4 conservation roof lights.

MPC: Refused but did not wish to go to Committee.

MBC: Refused

24/504022/LBC – The Barn, Great Cheveney Farm, Goudhurst Road, Marden

Listed Building Consent for internal alterations including reconfiguration of ground and first floor, and insertion of 4 conservation roof lights

MPC: Refused but did not wish to go to Committee.

MBC: Refused

24/504428/LBC – Turkey Farm House, Goudhurst Road, Marden

Listed Building Consent for construction of single storey extension (annexe), removal / replacement of porch, removal and infill of external door on South elevation.

MPC: Refused but did not wish to go to Committee.

MBC: Refused

Decisions outside Marden Parish

There were no MBC Decisions on outside Marden planning applications.

Appeals

APP/U2235/W/24/3355760 – Land South of Howland Road, Marden (MBC Ref 24/502836/OUT)

Outline application (access and scale sought) for erection of nine 1, 2 and 3 bedroom dwellings (submitted as affordable dwelling houses for local people under the Rural Exception Policy).

Cllrs requested that this be added to 7th January 2025 Planning Committee agenda.

146/24 OTHER PLANNING ISSUES:

MBC Planning Committee

Cllrs noted the next MBC Planning Committee meeting was due to be held on 16th January 2025.

147/24 GOUDHURST ROAD AND ALBION ROAD RESTRICTIONS**Scheme for Single and Double Yellow Lines**

Cllrs reviewed and discussed the proposals sent by Kent Highways regarding the above. There were some discrepancies in the designs and the Clerk would respond accordingly.

148/24 MARDEN NEIGHBOURHOOD PLAN (MNP)

The MNP group were due to meet on 11th January to discuss Regulation 14 consultation. The Clerk was asked to send a reminder of the meeting and requested that Cllrs provide any details which they needed for the meeting.

149/24 INVOICES FOR PAYMENT:

The following invoices were submitted for payment:

Paul Waring: contract grounds mowing - £110.40

Viking: Public Conveniences/Office supplies - £159.52

P&F Cleaning: Public Conveniences cleaning - £725.00

Kent County Supplies: Photocopier rental - £155.22

Alison Hooker – key cutting - £78.00

Cllrs agreed invoices and Cllrs Adam and Turner and would authorise on Unity.

There were no enforcement information so the meeting wasn't closed for any confidential items.

150/24 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

No enforcement issues were raised or reported.

There being no further business the meeting closed at 20.59pm

Signed:

Date: 7th January 2025

Cllr Turner, Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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